

020.A

0002

0207.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

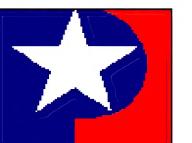
437,900 / 437,900

USE VALUE:

437,900 / 437,900

ASSESSED:

437,900 / 437,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
22		HAMILTON RD, ARLINGTON

**OWNERSHIP**

Unit #: 207

Owner 1:	GARDNER P J
Owner 2:	
Owner 3:	

Street 1: 22 HAMILTON ROAD #207

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 640 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6047																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	437,900			437,900		
							145140
							GIS Ref
							GIS Ref
							Insp Date
							12/13/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	425,500	0	.	.	425,500	425,500	Year End Roll	12/18/2019
2019	102	FV	399,800	0	.	.	399,800	399,800	Year End Roll	1/3/2019
2018	102	FV	330,500	0	.	.	330,500	330,500	Year End Roll	12/20/2017
2017	102	FV	307,500	0	.	.	307,500	307,500	Year End Roll	1/3/2017
2016	102	FV	307,500	0	.	.	307,500	307,500	Year End	1/4/2016
2015	102	FV	278,000	0	.	.	278,000	278,000	Year End Roll	12/11/2014
2014	102	FV	267,200	0	.	.	267,200	267,200	Year End Roll	12/16/2013
2013	102	FV	267,200	0	.	.	267,200	267,200		12/13/2012

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		21488-162		10/1/1991			1	No	No	A

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/22/2006	710	Redo Kit	10,000			G8	GR FY08	replace kitchen ca

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 22.												
Sty Ht:	1 - 1 Story			A Bath:		Rating:														
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:														
Frame:	2 - Steel			1/2 Bath:	0	Rating:	Average													
Prime Wall:	7 - Brick			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	4 - Flat			<b>OTHER FEATURES</b>																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good													
Color:	BRICK			A Kits:		Rating:														
View / Desir:	W20 - WATER 20			Fapl:	0	Rating:	Average													
<b>GENERAL INFORMATION</b>				WSFlue:		Rating:														
Grade:	C - Average			<b>CONDOS INFORMATION</b>																
Year Blt:	1985	Eff Yr Blt:		Location:	W - Water View															
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact:	.	Floor:	2 - 2nd Floor															
Const Mod:				% Own:	0.762099981															
Lump Sum Adj:				Name:	35 - 6050															
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	3	1	0							
Sec Int Wall:		%		Economic:			%	Additions:												
Partition:	T - Typical			Special:			%	Kitchen:												
Prim Floors:	4 - Carpet			Override:			%	Baths:												
Sec Floors:		%		Total:	20.4	%		Plumbing:												
Bsmnt Flr:				<b>CALC SUMMARY</b>				Electric:												
Subfloor:				Basic \$ / SQ:	320.00			Heating:												
Bsmnt Gar:				Size Adj.:	1.43750000			General:												
Electric:	3 - Typical			Const Adj.:	1.25949597			<b>COMPARABLE SALES</b>				<b>SUB AREA</b>								
Insulation:	2 - Typical			Adj \$ / SQ:	579.368			Rate	Parcel ID	Typ	Date	Sale Price	<b>SUB AREA DETAIL</b>							
Int vs Ext:	S			Other Features:	36724			GLA	Gross Liv Ar		640	579.370	370,796	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
Heat Fuel:	1 - Oil			Grade Factor:	1.00															
Heat Type:	3 - Forced H/W			NBHD Inf:	1.35000002															
# Heat Sys:				NBHD Mod:																
% Heated:	100	% AC:	100	LUC Factor:	1.00															
Solar HW:	NO	Central Vac:	NO	Adj Total:	550152															
% Com Wall:		% Sprinkled:		Depreciation:	112231			Juris. Factor:		Before Depr:	782.15									
				Deprecated Total:	437921			Special Features:	0	Val/Su Net:	684.22									
								Final Total:	437900	Val/Su SzAd:	684.22									
<b>MOBILE HOME</b>				WtAv\$/SQ:		AvRate:								<b>IMAGE</b>						
Make:														<b>AssessPro Patriot Properties, Inc</b>						
<b>SPEC FEATURES/YARD ITEMS</b>				Serial #:																
				Year:																
				Color:																
<b>PARCEL ID</b> 020.A-0002-0207.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:					Total Special Features:								Total:						